

CITY OF TEMPE

**REQUEST
FOR
PROPOSALS**

For the development of twelve acres of
property west of the Tempe Center for the Arts
for arts-related development

ISSUE DATE: March 27, 2006

DUE DATE: May 29, 2006

ISSUED BY: City of Tempe Community Development

Request for Proposals

City of Tempe Community Development Department • PO Box 5002 • 21 East 6th Street Ste. 208• Tempe, AZ 85280 • (480) 350-8028 •
www.tempe.gov

Procurement Description:

Submittal of Proposals for the development of twelve acres of City-owned property west of the Tempe Center for the Arts

Proposal Due Date:

May 29, 2006 @ 3:00 P.M. MST
Late Proposals will not be considered

Street Address:

**21 East Sixth Street Suite 208
Tempe, AZ 85281**

**Mailing
Address:**

**PO Box 5002
Tempe, AZ 85280**

The City of Tempe Community Development Department will receive sealed proposals for the development of twelve acres of City-owned property west of the Tempe Center for the Arts at the specified location until the time and date cited above. Proposals received by the correct time and date will be opened and the name of each Offeror will be publicly read.

Sealed proposals must be in the actual possession of the Community Development Office on or prior to the exact time and date indicated above. **Late proposals will not be considered.** The City of Tempe reserves the right to accept or reject any and all submittals and waive informalities.

Proposals must be submitted in a sealed envelope (box) with the Request for Proposals number and the offeror's name and address clearly indicated on the envelope (box). All proposals must be completed in ink or typewritten and a complete Request for Proposal, release form, must be returned along with the offer by the time and date cited above. Original offer must be signed in ink. Telegraphic, mailgram, facsimile or electronic transmission proposals will not be considered. Offerors are strongly encouraged to carefully read the entire Request for Proposals.

Note: Offeror must submit twelve (12) copies and one (1) unbound reproducible original of a signed and completed proposal offer.

An unsigned or late Proposal Offer will be considered non-responsive and rejected.

March 27, 2006

Proposal Issue Date


Cynthia McCoy
Assistant City Attorney (Reviewed as to form)

Primary City Contact Person

Neil Calfee
neil_calfee@tempe.gov

Phone: (480) 350-8028

Proposal Offer

It is **MANDATORY** that Proposal Offeror **COMPLETE, SIGN** and **SUBMIT** the original of this form to the Community Development Department with the (your) proposal offer. An unsigned "Proposal Offer" and/or late submittal will be considered non-responsive and rejected.

This Proposal is offered by: _____
Company Name (typed)

To the City of Tempe:

By signing this Request for Proposal Submittal, Offeror acknowledges acceptance of all conditions contained herein. Offeror certifies that the proposal offered was independently developed without consultation with any of the other offerors or potential offerors.

For clarification of this Proposal Offer, contact:

Proposal Offeror Contact Title (_____) _____
Phone

Name of Company

Company Address (or PO Box) City State Zip

This Proposal is offered by:

Authorized Proposal Offeror Title (_____) _____
Phone

Signature of Authorized Offer Required

Date of Proposal Offer

Arts Uses Adjacent to the Tempe Center for the Arts Request for Proposals

Release Form

For and in consideration of the City of Tempe's acceptance of receipt, consideration and evaluation of the materials, narratives, photographs, financial statements and specifications, etc. submitted by the undersigned respondent, in response to the foregoing Request for Proposals for the development of arts related uses next to the Tempe Center for the Arts, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, and intending to be legally bound, Respondent, for and on behalf of itself, and on behalf of each of its parents, subsidiaries, affiliates, partners, officers, directors, employees, agents, predecessors, successors and assigns, and any others who may claim by, through, under or on behalf of any of them, does hereby agree to defend, remise, release and forever discharge the City of Tempe, the City of Tempe Council and each of their respective officials, directors, employees, supervisors, members, commissioners and agents (collectively "Releasees") of and from any and all claims and liability relating to, arising out of or in connection with the Request for Proposals or any actions or decisions taken or made by any Releasee in connection with this offering regarding the development of arts related uses next to the Tempe Center for the Arts, as described in the Request for Proposals.

IN WITNESS WHEREOF, and intending to be legally bound, the undersigned has caused this Release to be executed this _____ day of _____, 2006.

Respondent

WITNESSETH:

Witness

Witness

Request for Proposals

REQUEST FOR PROPOSALS FOR THE DEVELOPMENT OF ARTS RELATED USES ON TWELVE ACRES OF CITY-OWNED PROPERTY LOCATED WEST OF THE TEMPE CENTER FOR THE ARTS

The City of Tempe herein invites proposals for the development of twelve acres of City-owned property located west of the soon to be complete Tempe Center for the Arts. The premise is simple: Tempe is committed to the arts, and with the substantial community investment in the Tempe Center for the Arts acting as a hub, our community desires to create a destination where artists can create, display and sell their work; where the public can not only appreciate art, but partake in the creation of art; where students of all ages can learn about the arts or develop their artistic talents; finally this destination should successfully demonstrate the vital link between the arts and commerce.

The City does not have a preconceived idea as to the form and function of the eventual project. While the focus of the project should be on the arts, the City will consider supportive uses, such as office, retail and restaurants, as well as housing on this site - so long as it relates to the development and strives to serve the artists and users of the project.

The City is seeking creative, innovative and functional proposals to make this premise a reality. While not a prerequisite for selection, the City will give preference to respondents who specialize in and have substantial experience in developing, operating and managing similar projects. The successful respondent to this RFP will be expected to partner with the surrounding neighborhood on the final planning and design of the site.

Artists or arts organizations who may be interested in being part of this development, but do not desire to submit a proposal, may submit a letter of interest to the City of Tempe Community Development Department. The City will work with the successful respondent(s) explore the feasibility of including those additional artists and organizations within the project.

DESCRIPTION OF SITE

See Attached Graphics for a Site Plan and Zoning Information

Located on the south bank of the Salt River, this twelve acre site is located directly west of the soon to be complete Tempe Center for the Arts (TCA) within the City's Rio Salado project area which, in addition to the creation of the Tempe Town Lake, has reclaimed the banks of the Salt River for the development of public and private amenities and projects. This particular site features outstanding views to Papago Park and Camelback Mountain while being quite visible and accessible from the Red Mountain Freeway and Rio Salado Parkway.

For more information on the Tempe Center for the Arts go to www.tempe.gov/arts/TCA . For more information on the Rio Salado Project go to www.tempe.gov/lake.

DEVELOPMENT CRITERIA

1. The proposal must consider the development of on-site parking in a sufficient quantity to provide 100% of the actual parking needs of the proposed use. The City will consider proposals that share parking with the Tempe Center for the Arts.
2. The project must be architecturally compatible with the Tempe Center for the Arts and not more than four (4) stories in height. "Architectural compatibility" is obviously subjective – "different" "funky" "eclectic" are terms that evoke the possibilities for this project.
3. The project should, to the extent possible, relate or integrate with the Tempe Center for the Arts for both pedestrian and vehicular traffic.
4. Each respondent to this Request for Proposals must describe and demonstrate that their group has the capacity to execute their proposal in a timely manner.

CRITERIA FOR DEVELOPMENT TEAM SELECTION

The respondent shall respond particularly to the following items, that generally reflect the criteria to be used in the selection process.

The following criteria are stated as indicators to respondents, to give general guidance for the proposals, but are not exclusive of other considerations which may be deemed by the City as appropriate, given the content of proposals:

1. **Experience** developing similar projects as well as the on-going management and programming of such projects. Provide information relative to the number of projects, their size, location, date started and completed, quality of design, comparability to this property, operational success of the project, etc. Provide information on specific experience in working with the arts community to create and sustain arts opportunities with your projects. Principals, key staff and other professionals who will comprise the project team must outline their direct experience with previous projects and what roles they played in the project's development, as well as their roles and responsibilities under this proposal. Additionally, respondents must demonstrate their experience and successes in working with neighbors and stakeholders surrounding their project(s). (25 points)
2. **Organizational Capacity.** This should include a description of the qualifications of the principals, key staff and other professionals who will comprise the project team. Provide information on the formation of any partnerships and collaborations associated with this proposal including the status (i.e. contemplated, pending or finalized) of such relationships. (15 points)
3. Description of the respondent's **Financial Capacity and Strategy** for the development of their proposed project and the capacity to undertake a project of this magnitude at this time. Further, respondents must demonstrate how the proposed project is economically feasible over the long term. Respondents are encouraged to provide information on any leveraging of financial resources including details on partnerships and returns. Include at least two financial or development references including contact name and phone number. Respondents must also provide the three (3) most recently completed annual audited financial statements, any partners with financial interests in the proposal must also provide this information. (20 points)

4. **Project Design and Programming.** The respondent, at a minimum, is to submit a description of the proposed project including a schematic site development plan, as well as the proposed long-term programming for the facility and a development schedule for the project. Also, provide a description of the market and population(s) to which the proposed facility is targeted, any special needs of that population, and the manner in which the proposed development is designed to meet those needs. (20 points)
5. **Focus on the Arts.** Respondents must outline/identify their strategy to create an arts-oriented development, including: How will artists be attracted to locate at the project initially and over the long-term? What is the proposed mix of artists? How do any other non-arts related uses included in the project compliment the vision for the project? How will this project relate to, and enhance the Tempe Center for the Arts? (20 points)

The City reserves the right to request additional information or revisions of material submitted by the respondents during the selection process.

METHOD OF SELECTION

The City of Tempe is interested in selecting an entity that demonstrates the best qualifications for producing a successful development. An internal city team will review the proposals and make a recommendation to the City Council. Selection of a proposal may be made at any regular meeting of the City Council within thirty (30) days after receipt of said proposal or within such longer period of time as may be deemed reasonable by the City Council.

The City reserves the right to enter negotiations with one or more respondents, and may seek to work with elements of a given proposal versus the entirety.

Each respondent will be notified whether its submittal is to be considered for final selection.

The City Council reserves the right to reject any or all proposals or any part thereof.

NEIGHBORHOOD INVOLVEMENT

The surrounding neighborhood will be kept informed as to the RFP process and timeline. The successful respondent to this RFP will be expected to partner with the surrounding neighborhood on the final planning and design of the site.

FINAL AGREEMENT

After City Council selection and approval of a proposal, the City and the selected respondent must enter into an agreement, satisfactory to the City within one-hundred and twenty (120) days or the offer shall be withdrawn. If the City and the selected respondent fail to reach agreement within the one-hundred and twenty (120) day negotiation period, the City shall have the exclusive right, without obligation, to extend the time frame, cancel further negotiations, or begin negotiations with other developers.

PRICE, CONDITIONS, AND METHOD OF CONVEYANCE

The conveyance of the property will be by a Disposition and Development Agreement between the City and the selected entity. The City of Tempe will consider either a sale of the property or a lease.

Terms of the property conveyance are negotiable based on the mix and intensity of the project's uses as well as the economics of the individual artists.

PROPOSAL SUBMISSION

Submit twelve (12) individually sealed copies of the proposal and related materials and one (1) unbound sealed reproducible original. **All financial information, including references and proforma should be in a single, separately sealed package to insure confidentiality, subject to public information requests and/or court order.**

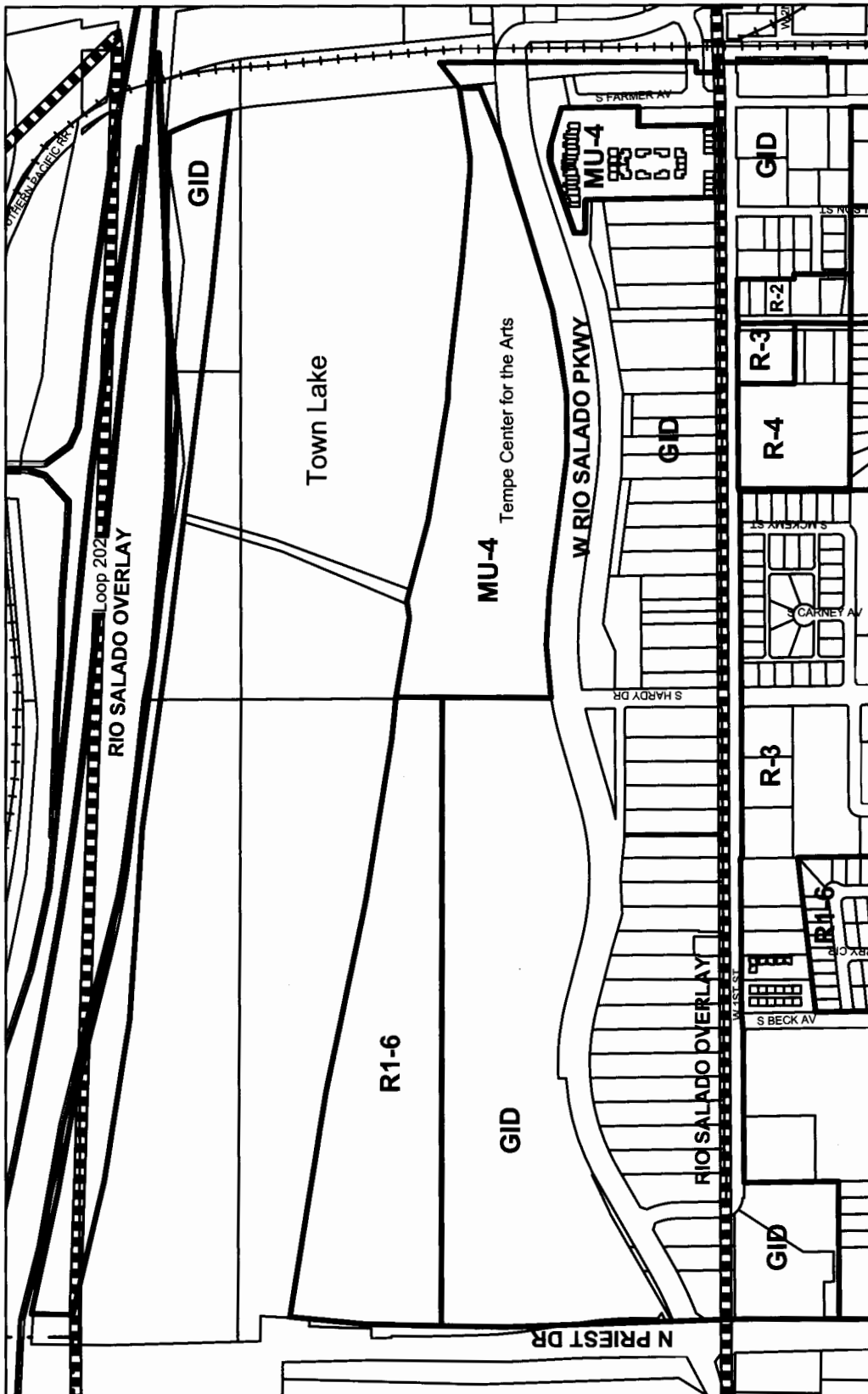
For any additional information about this Request for Proposals, please contact the City of Tempe Community Development Department at (480) 350-8028.



1 Mar 06
ARTS + RELATED DEVELOPMENT
 illustrative site plan



NOTE: This map represents the zoning related to a parcel or lot, but the City of Tempe is not responsible for situations requiring a field verification or legal description. This information should not be relied upon without staff verification.



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|--|-----|-----|
| | 9N | 10N |
| | 17N | 16N |
| | 20N | 21N |
| | | 22N |
| | | 15N |



| ZONING MAP LEGEND | | | |
|-----------------------------------|--|-------------------------------|--|
| RESIDENTIAL | | | |
| AG: Agricultural | R-2: Multi-Family Residential | COMMERCIAL / MIXED USE | |
| R1-4: Single-Family Residential | R-3R: Multi-Family Residential Restricted | | |
| R1-5: Single-Family Residential | R-3: Multi-Family Residential Limited | | |
| R1-6: Single-Family Residential | R-4: Multi-Family Residential General | | |
| R1-7: Single-Family Residential | R-5: Multi-Family Residential High Density | | |
| R1-8: Single-Family Residential | MHS: Manufactured Housing Subdivision | INDUSTRIAL | |
| R1-10: Single-Family Residential | RMH: Mobile Home Residence | | |
| R1-15: Single-Family Residential | TP: Trailer Park | | |
| R1-PAD: Single-Family Residential | | | |
| | | | |
| | | Other | |
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